

**PUBLIC NOTICE  
CITY OF RYE**

**PLEASE TAKE NOTICE** that the Board of Appeals of the City of Rye, New York, will conduct a public hearing at Rye City Hall, 1051 Boston Post Road, on **Thursday, April 19, 2018**. **The deliberative session will begin at 7:00 PM, with the public meeting immediately following** on the applications requesting relief from Chapter 197 of the Zoning Code of the City of Rye.

**#18-03      98 WAPPANOCKA AVE., Mario Rodriguez (Cont.), Owner** (tax map 139-19-2-41) requesting a 1.6 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 9) and 16.1 ft front yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 8), a variance to increase the F.A.R. to 0.736, a 0.316 (74%) increase over the maximum permitted F.A.R., or a 1,978 sq. ft. increase over the maximum permitted square footage (Ch. 197, Art. V, §197-43) and 2.5 ft. total of two side yards variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 10), a 3.25 ft. building height variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 14) and a half-story variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 13) to raise the existing house above the FEMA flood elevation and construct a new garage, second and third floor additions.

**#18-06      140 FOREST AVE., 140 FA Associates, LLC (Cont.), Owner** (tax map 146-12-1-33) requesting a floor area ratio (F.A.R.) variance to increase the F.A.R. to 0.184, a 0.002 (1.1%) increase over the maximum permitted FAR., or a 38 square-foot increase over the allowable square footage (Chapter 197, Article VIII, §197-86, Table A, Col 5) to construct a breakfast room addition to a new single family residence.

**#18-13      140 MAPLE AVE., 140 Maple Realty LLC (Cont), Owner** (tax map 146-10-1-31) requesting a 2,973 sq. ft. lot size variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 5), a variance to increase the F.A.R. to 0.770, a 0.27 (54%) increase over the maximum permitted F.A.R., or a 812 sq. ft. increase over the maximum permitted square footage (Ch. 197, Art. V, §197-43), a 3 ft front yard front yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col 7), and a 2.5 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 8), a .5 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 8), a 6 ft. total of two side yard variances (Ch. 197, Art. VIII, §197-86, Table A, Col. 9), and a 30 ft. lot width variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 9) to construct a new two-family house.

**#18-14      142 MAPLE AVE., 142 Maple Realty LLC (Cont), Owner** (tax map 146-10-1-30) requesting a 3,042 sq. ft. lot size variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 5), a variance to increase the F.A.R. to 0.790, a 0.29 (58%) increase over the maximum permitted F.A.R., or an 846 sq. ft. increase over the maximum permitted square footage (Ch. 197, Art. V, §197-43), a 3 ft. front yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col 7), a 2.5 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col. 8), a .5 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col 8), a 6 ft. total of two side yards variance (Ch. 197, Art. VIII, §197-86, Table A, Col 9), and a 30 ft. lot width variance (Ch. 197, Art. VIII, §197-86, Table A, Col 6) to construct a new two family house.

**#18-15      21 LYNDEN ST. (Cont), Craig Delizia, Owner** (tax map 146-15-3-52) requesting a 4.9 ft. side yard variance (Ch. 197, Art. VIII, §197-86, Table A, Col 3-9(a)(2)), a 12.7 ft. total of two side yards variance (Ch. 197, Art. VIII, §197-86, Table A, Col 10), and a variance to increase the F.A.R. to 0.320, a 0.043 (15.6%) increase over the maximum permitted square footage (Ch. 197, Art. V, §197-43) to construct a second floor and attic additions.

**#18-17      10 WINTHROP ST., STEVEN & DEBORAH NYE, Owners** (tax map 146-18-4-3) requesting an 11 ft. rear yard setback variance (Ch. 197, Art. V, §197-66) for the construction of a one story addition and a deck.

**#18-18      446 PARK AVE., MATTHEW & RONDA GILROY, Owners** (tax map 153-05-2-20) requesting a variance to increase the F.A.R. to 0.270, a 0.020 (10.8%) increase over the maximum

permitted F.A.R., or a 353 sq. ft. increase over the maximum permitted square footage (Ch. 197, Art. VIII, §197-86, Table A, Col 5) to construct new front and rear porches and a second story addition.

**#18-19      51 HEWLETT AVE., SCOTT & SARAH SNELL, Owners** (tax map 153-11-1-41-1) a variance to increase the F.A.R. to 0.37, a 0.07 (24%) increase over the maximum permitted F.A.R., or a 698 sq. ft. increase over the allowable sq. ft. (Ch. 197, Art. VIII, §197-86, Table A, Col 5) to construct a new one story rear addition.

**#18-20      105 MENDOTA AVE., TODD & CLAIRE CONKLIN, Contract Vendees** (tax map 139-19-1-37) requesting a variance to increase the F.A.R. to 0.450, a 0.144 (47.6%) increase over the maximum permitted F.A.R., or a 2,185 square foot increase over the allowable square footage (Ch. 197, Art. VIII, §197-86, Table A, Col 5), a 2 ft. 5 in. building height variance (Ch. 197, Art. VIII, §197-86, Table A, Col 14), a variance to allow ½ story increase to the maximum number of stories (Ch. 197, Art. VIII, §197-86, Table A, Col 13) and an 11.59 ft. front yard setback variance (Ch. 197, Art. VIII, §197-86, Table A, Col 8), to lift an existing house to meet FEMA flood guidelines and construct front, side, and rear porches and a second floor addition.

**#18-21      4 WAINWRIGHT ST., CARMINE VESUVIO, Owner** (tax map 146-19-4-2) requesting a 2.67 ft. side yard setback variance (Ch. 197, Art. VIII, §197-86, Table A, Col 9), a 7.51 ft. total of two side yards variance (Ch. 197, Art. VIII, §197-86, Table A, Col 10), and a variance to increase the F.A.R. to 0.485, a 0.007 (1.5%) increase over the maximum permitted F.A.R., or a 23 square foot increase over the allowable square footage (Ch. 197, Art. V, §197-43), to construct a second story addition.

**#18-22      390 FOREST AVE., ANDREW & KATHERINE PEARLE, Owner** (tax map 146-15-3-51) requesting a variance to increase the F.A.R. to 0.230, a 0.029 (14.5%) increase over the maximum permitted F.A.R., or a 1044 square foot increase over the allowable square footage (Ch. 197, Art. VIII, §197-86, Table A, Col 5), to construct a new sports building, a second story master bedroom closet addition, and finishing the second level of the existing attached garage.

**Plans and other data pertaining to these applications are on file at the office of the City Clerk and open for public inspection. All persons, including corporations, interested in any of these matters will be given an opportunity to be heard.**

**Inspection of these properties will be made by Board members at various times between Thursday, April 12, 2018 and Thursday, April 19, 2018.**

**Due to the possibility of a meeting cancellation or postponement of an application, applicants and interested parties should call the City Clerk's office (914 967-7371) the day of the meeting (after 2:00 P.M.) to confirm meeting date, time and agenda.**

**Carolyn D'Andrea  
Secretary, Board of Appeals  
Dated: April 3, 2018**